



Nonsuch Walk, Sutton, SM2 7LG

£3,500 PCM -



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE BRINGING THIS DETACHED HOUSE TO THE MARKET. Quietly located set-back from a slip-road off the main road close to Cheam Village and all the nearby amenities: Nonsuch School, David Lloyd Club, Nonsuch Park. The house consists of a large lounge and dining area with a full equipped kitchen downstairs and upstairs provides the four bedrooms and bathroom. Available late-November on an unfurnished basis.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



HOUSE

Detached house on tree-lined residential road

PORCH

Large glazed porch area

HALLWAY

Wood floor and providing access to downstairs accommodation:

LOUNGE

Large bay window at front of house with carpets and feature fire-place

DINING ROOM

Adjoining hallway with wood floor, feature fire-place and rear bay window with glazed doors into garden

KITCHEN

Large kitchen with all modern appliances and side door leading to the garden

DOWNSTAIRS WC

WC and hand-basin

STAIRCASE

Leading up to:

BEDROOM ONE

Double size with carpets and bay window

BEDROOM TWO

Double size room with carpets overlooking the front

BEDROOM THREE

Double size room

BEDROOM FOUR

Large double room over-looking the rear garden

BATHROOM

Shower cubicle + bidet

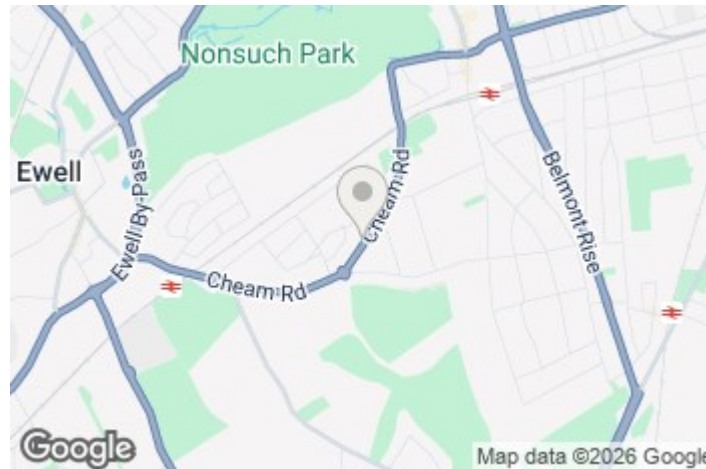
Shower over bath + WC

REAR GARDEN

Large patio area and large area laid to grass. Pond and pergola with access to kitchen and dining room.

COUNCIL TAX

Council Tax Band G (£4,218.07) 2026 / 27



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

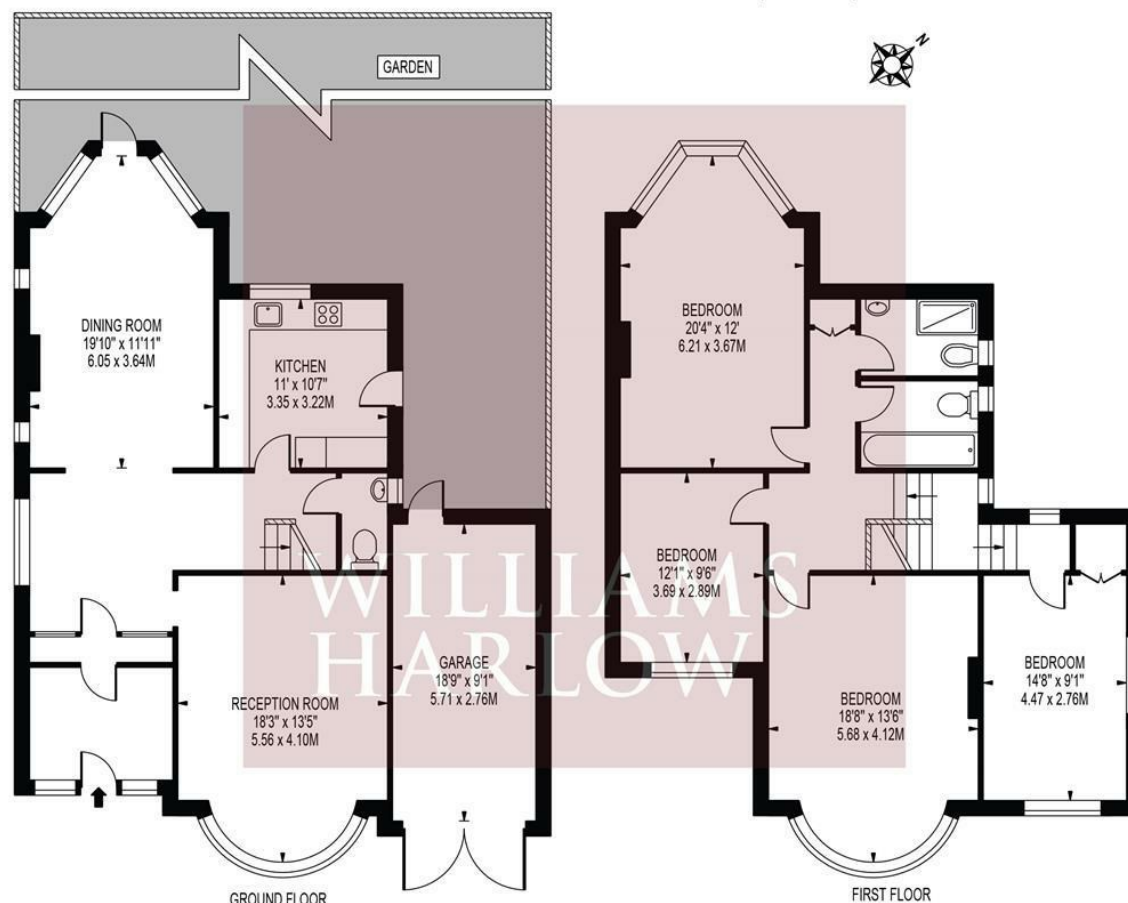
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

NONSUCH WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1774 SQ FT • 164.78 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 170 SQ FT • 15.76 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**WILLIAMS
HARLOW**